

**ACTION AGENDA
DESIGN REVIEW COMMITTEE
Chula Vista, California**

**January 10, 2005
4:30 p.m.**

**Council Chambers
Public Services Building
276 Fourth Avenue, Chula Vista**

ROLL CALL:

Araiza, Alberdi, Mestler

ABSENT:

Drake and Magallon

PUBLIC HEARING:

1. DRC-04-64

Jose Mayroquin
387 Moss Street
Chula Vista, CA
Design Review permit to allow the construction of five condominium units on an existing 11,500 sq. ft. lot. One existing unit will be demolished.

Project Manager: Dawn Van Boxtel, Associate Planner

Action: Approve (3-0-0-2) recommendation for continuance to February 7, 2005

2. DRC-04-05

Marie Sackett
45 Madison Ave.
Chula Vista, CA
Design Review permit to allow the construction of three units on an existing 9,915 sq. ft. lot. One existing unit will remain for a total of four units. Applicant is requesting a reduction in the required rear yard setback from 10 feet to 5 feet.

Project Manager: Dawn Van Boxtel, Associate Planner

Action: Approve (3-0-0-2) recommendation for continuance to January 24, 2005

PRELIMINARY REVIEW:

3. DRC-05-22

El Dorado Ridge, Phair Co.

The project site is a vacant 11.46-acre lot located on the east side of Brandywine Avenue across from Mendocino Drive in southwestern Chula Vista.

Applicant is requesting preliminary comments on the site plan and architecture review for a condominium project proposing an attached town home product consisting of 3 floor plans, clustered into buildings ranging in size from 3-plexes to 8-plexes.

Project Manager: Richard Zumwalt, Associate Planner

Action: None taken. The Committee felt that the applicant was heading in the right direction with the project and made the following suggestions:

- 1. The retaining walls within the project should be varied and have more movement to them so they do not appear quite so linear.***
- 2. More pedestrian connections in the site were recommended.***
- 3. Additional space for turnaround areas in the end units should be considered.***
- 4. A hip element to the roof at the end units should be considered to soften rectilinear look.***
- 5. Relocation of trash enclosures with better screening.***
- 6. Enhancement of building façade with stone or wood elements was suggested to make it more attractive. Also adding variation to the color palette was recommended***
- 7. A crib wall was suggested along the street frontage versus retaining wall.***
- 8. The number of units along Brandywine should be reduced so that there's more architectural articulation.***
- 9. More detailed elevations showing all buildings types should be included.***

ADJOURNMENT:

At 5:50 p.m. to a special meeting on Monday, January 24, 2005 4:30 p.m. in Council Chambers.